



186 acres/75.2 hectares

Along proposed San Gabriel Pkwy. and
Lakeline Blvd. 1.3 miles/2.1 km west of US
183

Proposed utilities with new 1.5 million
gallon/5.67 megaliter elevated water storage

Greenfield

Zoning – Single Family and Extra-Territorial
Jurisdiction

Mr. Doug Duwe
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Property				
Total Acreage: 186 acres/75.2 hectares			Map: MAPSCO Austin 2007 Street Guide, pgs. 311, Sec. K, P	
Location				
City: Leander			County: Williamson	
Address/Directions: One-mile/1.6 kilometers (km) west of Bagdad Road on proposed San Gabriel Parkway/CR 280 and west-northwest of the www.XParkUSA.com				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: 1.3 miles/2.1 km Distance to Interstate Highways: 14 miles/22.5 km			Type of Zoning: Single Family and Extra-Territorial Jurisdiction	
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 2,600 x 900 feet/792 x 274 meters (m)
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable, frequently flooded, 1 to 5 percent slopes				Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: 2,600 x 900 feet/792 x 274 meters (m)
Improvements				
Rail Served: No			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Not Applicable	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Mixed-use commercial, retail and residential	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 inches/20.3 cm (proposed) Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 8 inches/20.3 cm (proposed)
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 3 inch/7.6 cm		Pressure: Intermediate Pressure at Waterfall and Deer Creek in the North Creek Subdivision approximately 1.5 miles/2.4 km southeast of the site	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Doug Duwe	Phone: (512) 751-3600	Facs: (512) 442-8226	Email: dduwe@sbcglobal.net	Web Site: www.capitolland.com
Sales Price: \$17,900 per acre			Lease Price: Not Applicable	
Comments: Farm land that is easy to develop into residential lots with four commercial corners. The topography is gradual and property sits atop a hill.				